005.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,500 /	875,500
					USE VALUE:	875,500 /	875,500
					ASSESSED:	875,500 /	875,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAN CLEMENTE ROBERT D/TRS &
Owner 2:	SAN CLEMENTE BARBARA C/TRS
Owner 3:	
Street 1:	64 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAN CLEMENTE ROBERT D -
Owner 2:	SAN CLEMENTE BARBARA -
Street 1:	64 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5069.000	463,600		411,900	875,500
Total Card	0.116	463,600		411,900	875,500
Total Parcel	0.116	463,600		411,900	875,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.77 /Parcel: 345.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 4612

GIS Ref

GIS Ref

Insp Date 04/01/09

!492!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	463,600	0	5,069.	411,900	875,500		Year end	12/23/2021
2021	104	FV	442,000	0	5,069.	411,900	853,900		Year End Roll	12/10/2020
2020	104	FV	442,100	0	5,069.	411,900	854,000	854,000	Year End Roll	12/18/2019
2019	104	FV	340,900	0	5,069.	437,600	778,500	778,500	Year End Roll	1/3/2019
2018	104	FV	340,900	0	5,069.	319,200	660,100	660,100	Year End Roll	12/20/2017
2017	104	FV	319,100	0	5,069.	278,000	597,100	597,100	Year End Roll	1/3/2017
2016	104	FV	319,100	0	5,069.	236,800	555,900	555,900	Year End	1/4/2016
2015	104	FV	283,300	0	5,069.	231,700	515,000	515,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:35:44

LAST REV

Date	Time
09/18/20	07:59:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 492

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAN CLEMENTE RO	63476-1		4/10/2014	Convenience	100	No	No		
HERZIG FREDERIC	29092-256		9/14/1998	Family	121,200	No	No		A

USER DEFINED

Prior Id # 1:	4612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2017	426	Re-Roof	9,450	C				
8/4/2015	1069	New Wind	5,100		8/4/2015			Install 8 windows.
4/9/2012	339	New Wind	9,000					replace 19 windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
4/1/2009	Meas/Inspect	189	PATRIOT
10/23/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
9/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5069		Sq. Ft.	Site		0	80.	1.02	1			Med. Tr	-10					411,892						411,900	

Total AC/HA: 0.11637 | Total SF/SM: 5069 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 411,892 | Spl Credit | Total: 411,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06469190
Const Adj.:	0.98000199
Adj $ / SQ:	187.812
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671915
Depreciation:	208294
Depreciated Total:	463621

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
Totals			
2	12	4	

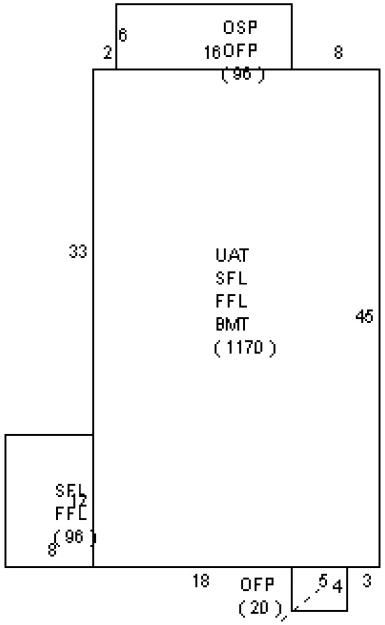
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	187.81
Special Features:	0	Val/Su Net:	110.20
Final Total:	463600	Val/Su SzAd	183.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	187.810	237,770
SFL	Second Floor	1,266	187.810	237,770
BMT	Basement	1,170	56.340	65,922
UAT	Upper Attic	293	75.120	21,974
OFP	Open Porch	116	30.110	3,493
OSP	Screen Porch	96	36.320	3,486
	Net Sketched Area:	4,207	Total:	570,415
Size Ad	2532	Gross Area	5084	FinArea 2532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

005.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: